

## LEGAL DESCRIPTION:

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 10, 1886.

## SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.40(n) OF THE SUBDIVISION ORDINANCE. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF UNRESTRICTED / PORTION OF THE

## TENTATIVE PARCEL MAP

### OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED PROPERTY ASSESSMENT, OF THE PROPERTY SHOWN ON THIS TENTATIVE PARCEL MAP. ALL PROPERTY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF THE CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-01-72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR PURPOSES OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS 13th DAY OF December, 2004 AT La Mesa, CALIFORNIA

*William Braxton Dyke Jr.*  
SIGNATURE

NAME: WILLIAM BRAXTON DYKE JR.

ADDRESS: 222 HIGHLINE TRAIL  
EL CAJON, CA. 92021

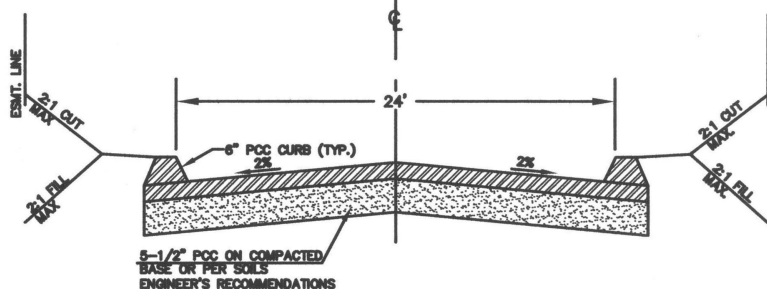
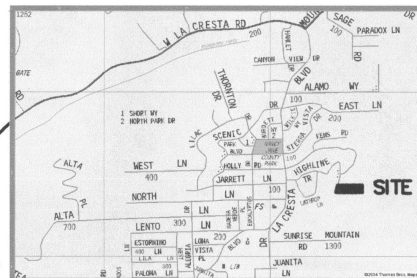
PHONE: 619-447-3403

*Laurel Ruth Dyke*  
SIGNATURE

NAME: LAUREL RUTH DYKE

### VICINITY MAP

NOT TO SCALE  
THOMAS BROS. MAP  
PG. 1252, GRID J-3



### TYPICAL PRIVATE DRIVEWAY SECTION

NOT TO SCALE

### PLANNER

TRS CONSULTANTS, INC.  
7867 CONVOY CT., STE 312  
SAN DIEGO, CA 92111  
(858)496-2525  
(858)496-2527 (FAX)

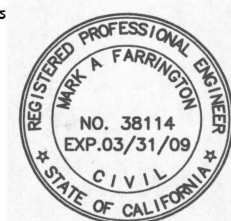
### PARCEL AREAS:

PARCEL NO.	GROSS AREA	NET AREA
1	2.78 AC±	2.71 AC±
2	5.55 AC±	5.55 AC±

12-14-04

THURE R. STEDT

DATE



*Mark A. Farrington*  
3-19-08  
MARK A. FARRINGTON RCE 38114 DATE  
REGISTRATION EXPIRES: 3/31/09

### ENGINEER OF WORK

FARRINGTON ENGINEERING CONSULTANTS, INC.  
11679 VIA FIRUL  
SAN DIEGO, CA 92128  
(858)675-9490

## HEALTH DEPARTMENT CERTIFICATION (VPM 168)

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUNDWATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE RE-EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

A.P.N. 509-200-11  
DATA AND RECOMMENDATION IN THE NAME OF WILLIAM BRAXTON DYKE  
BY: *Gary Maxwell*, REHS 3962

GARY ERBECK, DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH  
BY: *Scott Rosecrans* DATE: 12-14-04

Parcel 1: Is approved for a 1200 gallon septic tank connected to a 78' Horizontal Seepage pit with 450' of standard leach line as reserve. This system is designed to serve a four-bedroom SFD provided that the original soil is not disturbed in any way, such as cutting, filling or ripping. This does not constitute approval of commercial establishments.

Parcel 2: Is approved for connection to the existing 1200 gallon septic tank with 590' of existing standard leach line. Reserve area is 590' of standard leach line per percolation test on file under Joe Dyke, Jr. dated 10/23/79, by Registered Engineer #11579. This system is designed to serve a four-bedroom SFD provided that the original soil is not disturbed in any way, such as cutting, filling or ripping. This does not constitute approval of commercial establishments.

*Scott Rosecrans*  
REHS  
EH3114

## GENERAL NOTES:

- GROSS AREA = 8.33 Ac.
- MINIMUM LOT SIZE = 1.0 Ac. (BY ZONE)
- ASSESSOR'S PARCEL NUMBER: 509-200-11
- TAX RATE AREA:
- DATE PREPARED: 06-22-04

ZONE		
USE REGULATIONS		RR1
NEIGHBORHOOD REGULATIONS/ ANIMALS		M
DEVELOPMENT REGULATIONS	DENSITY	1.0
	LOT SIZE	1 Ac
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	G
	LOT COVERAGE	—
	SETBACK	I
	OPEN SPACE	—
SPECIAL AREA REGULATIONS		

- EXISTING & PROPOSED ZONING: RR1
- OWNER/DEVELOPER WILL PAY PARK FEES IN LIEU OF MAKING PARK DEDICATIONS.
- THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (h) SUBDIVISION ORDINANCE. ALL LOTS SHALL HAVE AT LEAST 100 S.F. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
- TOPO IS FROM PHOTO GEODETIC CORP.: FLOWN 9-17-03.

TOTAL EXCAVATION = 475 CU YDS 425 CU YDS EXPORT  
TOTAL EMBANKMENT = 50 CU YDS

## GENERAL NOTES (CON'T):

- OWNER/DEVELOPER DOES NOT PROPOSE ANY SPECIAL ASSESSMENT DISTRICTS.
- COMMUNITY PLAN: CREST-DEHESA
- GENERAL PLAN DESIGNATION: #1 RESIDENTIAL
- REGIONAL CATEGARY: CT
- TOTAL NO. OF PARCELS: 2
- TOTAL NUMBER OF RESIDENTIAL PARCELS: 2
- NO STREET DEDICATIONS PROPOSED.
- MINIMUM SIGHT DISTANCE AT HIGHLINE TRAIL: 250 FEET
- MAXIMUM HEIGHT OF FILL SLOPE: SEE GRADING PLAN
- MAXIMUM HEIGHT OF CUT SLOPE: SEE GRADING PLAN
- SMALLEST LOT: 2.45 Ac. (GROSS)
- NO STREET LIGHTS ARE PROPOSED AS PART OF THIS SUBDIVISION
- NO CURB, GUTTER OR SIDEWALKS ARE PROPOSED AS PART OF THIS SUBDIVISION
- EXISTING ROAD MEETS COUNTY PRIVATE ROAD STANDARDS.
- SEWER: PRIVATE SEPTIC
- WATER: PADRE DAM MUNICIPAL WATER DISTRICT
- FIRE: EAST COUNTY FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT: CAJON VALLEY ELEMENTARY /GROSSMONT HS DISTRICT
- SUBDIVIDER PROPOSES NO UNDERGROUNDING OF POWER POLES.
- ALL DIMENSIONS ARE APPROXIMATE.
- ACCESS: OFFSITE ACCESS FROM THE SUBDIVISION TO THE NEAREST COUNTY ROAD IS A MINIMUM OF 20' WIDE AS ALLOWED PER SECTION 81.703.1-1 OF THE COUNTY SUBDIVISION ORDINANCE. THE EXISTING 20-FOOT WIDE ACCESS EASEMENT TO THE PROPERTY IS DESCRIBED IN THE GRANT DEED RECORDED APRIL 2, 1957 AS DOCUMENT 48919.
- CLUSTERING: THIS PROJECT PROPOSES CLUSTERING PER THE REGIONAL PLAN LAND USE ELEMENT POLICY 2.1(1). THE PROPERTY QUALIFIES FOR TWO DWELLING UNITS PER THE (#1) RESIDENTIAL LAND USE DESIGNATION AND NONE OF THE PROPOSED PARCELS WILL CONTAIN LESS THAN ONE ACRE NET.
- CREST/DEHESA/HARBISON CANYON/GRANITE HILLS SUBREGIONAL PLAN ~ PAGE 11- POLICIES AND RECOMMENDATION: "CLUSTERING MAY BE APPROPRIATE IN THE CREST / DEHESA/ HARBISON CANYON / GRANITE HILLS SUBREGION BECAUSE OF THE GENERALLY RUGGED TERRIAN AND OTHER ENVIRONMENTAL CONSTRAINTS."